

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 6 NORTH AVENUE HAYES

Development: Erection of part single storey, part double storey side extension, part first floor rear extension including chimney removal works; hip to gable end loft conversion with rear roof extension (involving conversion of roof space to habitable use) and installation of two roof lights to front slope with addition of porticos in existing porch.

LBH Ref Nos: 69570/APP/2025/2091

Drawing Nos: SW/PLN/25/26/01
 SW/PLN/25/26/02
 SW/PLN/25/26/03
 SW/PLN/25/26/04
 SW/PLN/25/26/05
 SW/PLN/25/26/06
 Location Plan

Date Plans received: 04-08-25 **Date(s) of Amendments(s):**

Date Application valid 04-08-25

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey end-terraced property located on the eastern side of North Avenue, which lies within the Developed Area as identified in the Hillingdon Local Plan (2012). The property has been previously extended to the rear by way of a 6 metre deep single storey rear extension with a flat roof which was approved under the prior approval process. A detached outbuilding is located in the rear garden. The principal elevation of the property faces west. The area is generally residential in character comprising mainly two storey semi-detached and terraced dwellings. The site is not the subject of any heritage designations.

1.2 Proposed Scheme

The application seeks planning permission for the erection of part single storey, part double storey side extension, part first floor rear extension including chimney removal works; hip to gable end loft conversion with rear roof extension (involving conversion of roof space to habitable use) and installation of two roof lights to front slope with addition of porticos in existing porch.

1.3 Relevant Planning History

69570/APP/2023/868	6 NORTH AVENUE HAYES
Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end with a new gable end window.	
Decision: 12-06-2023	Withdrawn
69570/APP/2022/3401	6 NORTH AVENUE HAYES
Erection of a part single storey, part double storey side extension and part first floor rear extension including chimney removal works.	
Decision: 02-03-2023	Approved
69570/PRC/2022/28	6 NORTH AVENUE HAYES
Erection of a part single, part two storey side extension and a first floor rear extension	
Decision: 06-07-2022	Objection
69570/APP/2017/383	6 NORTH AVENUE HAYES
Two storey, 2-bed attached dwelling with associated parking	
Decision: 05-04-2017	Refused
69570/APP/2017/278	6 NORTH AVENUE HAYES
Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 10-03-2017	Approved
69570/APP/2016/3796	6 NORTH AVENUE HAYES
To erect one bedroom house to existing 6 North Avenue	
Decision: 01-12-2016	No Further Action(P)
69570/APP/2016/3797	6 NORTH AVENUE HAYES
Loft conversion	
Decision: 01-12-2016	No Further Action(P)
69570/APP/2013/3284	6 NORTH AVENUE HAYES
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 2.5 metres, and for which the height of the eaves would be 2.5 metres	
Decision: 11-12-2013	Prior Approval N/Req

Comment on Planning History

The relevant planning history is listed above. Officers note that planning permission was recently granted for the erection of a part single storey, part double storey side extension and part first floor rear extension including chimney removal works. This consent expires in March 2026 and is therefore a material consideration.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

8 neighbouring properties were consulted by letter dated 29.8.25. The consultation period expired on 19.9.25.

2 letters of support have been received. 1 Letter of objection were received raising concerns about: use of the property as a holiday let an activity associated with the alleged use, including traffic generation.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the proposal's design and impact on the character of the existing property, the impact on the streetscene and locality, the impact upon the amenities of neighbouring properties, the reduction in the size of the rear garden, highways impact, and car parking provision.

Character and Appearance:

Paragraph 135 of the NPPF (2024) states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies D3 and D4 of the London Plan (2021) require development proposals to be high quality and enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to side extensions Policy DMHD1 requires:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regard to front extensions Policy DMHD1 requires:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

With regard to roof extensions Policy DMHD1 requires:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The current application seeks to further extend the property from that which was previously considered acceptable by the Council under application reference 69570/APP/2022/3401. Officers note that the previously approved scheme remains extant. The changes to the current scheme involve a hip to gable roof extension to include front rooflights and a rear dormer and the addition of porticos in existing porch. The extant extensions to the property are significant in terms of their scale and bulk and impact upon the character and appearance of this end terraced dwelling and locality. Officers previously considered that in light of other two storey side extensions not complying with the requirements of Policy DMHD1 in terms of width and step back from the front elevation (notably at nearby number 20 North Avenue), that the harm resulting from the proposal was not sufficient to justify a refusal of planning permission. Officers consider however that the additional scope of the proposal, to include the hip to gable roof extension, large rear dormer and the porticos to the front elevation would appear entirely out of keeping with the architectural integrity of the host dwelling and other dwellings within the immediate vicinity. The established character of the area is that of terraced properties with hipped roofs. Whilst it is noted that the side extension would have a hipped end, the gabled extension of the original roof would be at odds with the hipped character appearing as an incongruous addition to the streetscene. The large rear dormer would also add additional bulk and massing to this property which would be visible from surrounding

properties and would unbalance the terrace of properties in which it sits. The porticos would also not respect the architectural integrity of the host dwelling. Officers note that there are no similar examples of the cumulative development nearby and the harm caused would be significant in visual terms.

The proposed scheme by reason of overall design, positioning, scale, bulk and massing would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse and the terrace in which it sits. The proposed development would also fail to harmonise with the established built environment along North Avenue resulting in a detrimental impact on the character and appearance of the street scene. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) Policies D3 and D4 of the London Plan (2021), and Chapter 12 of the National Planning Policy Framework (2024).

Neighbour amenity:

Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity. Policy D6 states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.

The extant scheme included conditions to ensure no additional side facing windows and obscure glazing of side facing windows, which, in the event of an approvable scheme, could be repeated. The addition of a loft conversion to include a hip to gable roof extension and rear dormer, along with 2 front facing rooflights would result in additional massing to the property. This additional bulk is not considered to result in an unacceptable loss of light or outlook to occupants of neighbouring properties. The view from the rear facing dormer would be similar to that achieved from the first floor windows below and would not result in a significant loss of privacy. The porticos are not considered to result in an loss of amenity to occupants of neighbouring dwellings.

All the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light.

The proposal would accord with the objectives of Policies D3 and D6 of The London Plan (2021) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in this respect.

Outdoor Amenity Space:

Policy D6 of The London Plan (2021) requires a minimum of five sq. m. of private outdoor space for one- to two-person dwellings and an extra one sq. m. for each additional occupant.

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be

required to ensure that, vi) adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in accordance with Table 5.3 of the local plan. Table 5.3 requires developments to provide between 40 and 100 sq. m. of private outdoor amenity space, dependent on the number of bedrooms within the property. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.

Following the redevelopment, the rear garden would retain 88 sq. m. of private amenity space.

The proposed development would comply with Policy D6 of The London Plan (2021) and Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan: Part 2 - Development Management Policies (2020).

Highways and Parking:

The highway and parking provision would remain unaffected by the proposal.

Conclusion

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed scheme by reason of overall design, positioning, scale, bulk and massing would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and would fail to respect the architectural composition of the existing dwellinghouse and the terrace in which it sits. The proposed development would also fail to harmonise with the established built environment along North Avenue resulting in a detrimental impact on the character and appearance of the street scene. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020) Policies D3 and D4 of the London Plan (2021), and Chapter 12 of the National Planning Policy Framework (2024).

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

Standard Informatives

1. The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2. The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

Part 1 Policies

PT1.BE1	(2012) Built Environment
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Part 2 Policies:

DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards

Contact Officer:	Nicola Taplin	Telephone No:	01895 250230
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